



LETTER OF TRANSMITTAL

Project: 904 E Highland Dr – SDCI Project Number:
6702554-CN
Date: February 01, 2022
To: Hiro Ikeda, SDCI Reviewer
From: Jack Chaffin, Johnston Architects
Re: Response to Corrections – Ordinance and
Structural

Response to Ordinance and Structural Corrections #1 (February 12, 2020)

Ordinance

- 1. RCW 64.55.020(2) - Submit a statement either on the plans or in a letter stamped by the architect or engineer, in substantially the following form:
"The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of RCW 64.55.005 through 64.55.090."*

Response: A letter has been submitted by BEE Envelope Consultants, dated December 13, 2019 and titled 2019-1213 Hemingway EHB Intake Letter.

- 2. SBC 705.8 - See exterior deck space on opening diagram-west (sheet G-014). The interpretation, I705.8 states that the portion of the exterior wall that has a floor overhang above is considered as an opening in the wall. Revise the opening diagram to include balcony space as an area of unprotected openings. Justify that unprotected opening area does not exceed the areas permitted in Table 705.8.*

Response: The balconies between gridlines 1 and 2, and north of grid C are constructed with open metal grate and therefore, in accordance with code interpretation CA705.2, are considered projections and not floor area.

3. *See interior exit stairway on level 1 plan (sheet A201). Reference wall assembly, "6N17" is not shown on wall assembly sheets. Revise the plan show that it is a rated wall assembly.*

Response: This wall has been revised to match the adjacent "6N18" 2 hr rated wall

4. *SBC 1023.8 - See interior exit stairway on level 1 plan (sheet A201). Where an interior exit stair or ramp extends below the level of exit discharge, provide an approved barrier and directional exit signs at the discharge level to prevent occupants from continuing to levels below. Provide details on the plans.*

Response: Barrier gate has been added. See sheet A201 and 10/A510 for detail.

5. *SBC 1207.2 - See unit door schedule on sheet A801. Provide notes or details that clearly show a door assemblies meets STC rating of 28 or greater.*

Response: STC rating note has been added as a general note on sheet A801

6. *See 9N22 and 9N23 wall assembly on sheet A810. Clearly show which proprietary gypsum board is used for this assembly. NOTE: referencing source number is not acceptable.*

Response: The source references for wall assemblies 9N22 and 9N23 has been changed to eliminate the need for proprietary gypsum products. Source reference for both walls is now listed as UL415.

7. *SBC Table 601 - See exterior wall "6N11" adjacent to the elevator on level 3 plan (sheet A203). The wall assembly detail appears to indicate this is non rated wall. Revise the plan to show rated wall assembly.*

Response: The exterior wall at this location has been changed to wall type 6X15, which is the typical 1 hr rated exterior wall on the project.

8. *Code modification request on sheet G-012 is denied. The current parking spaces meet the required accessible parking space, therefore no revision required.*

Additionally, remove the code modification from the drawing. The construction type is assumed VA over IA on the sheet, which does not match building code summary on sheet G-011.

Response: The Code Modification Request on Sheet G-012 has been revised with information added. There is no Type A unit on this project, so there is no need for the extra-height (8'-2") required for a van stall at the parking level. Additionally, all the on-site garage parking is resident parking- there is no guest parking. So, we'd like to provide a "regular" ADA stall instead of a van stall, as our current parking garage meets all the requirements of the van stall except for the 8'-2" height requirement

Structural

9. *ASCE 7-10 12.10 - See SW2 along grid 2.8 on level 2 framing plan (sheet S203). It appears there is no collector element to the shearwalls at the south portion of the building. Revise the plan. Same comment applies to shearwall along grid D on roof framing plan sheet S206.*

Response: We have updated the plans and are showing the required collector elements along grid line 2.8, level 2 framing plan, and grid line D, roof framing plan. See sheets S203 and S206 of the submitted plans.

10. *See punching shear design on page 198 of structural calculation. It appears the punching shear at this column was designed with opening near the column, however the plan does not show any opening. Revise the plan and detail to match as required.*

Response: We have reviewed the structural permit calculations, page 198, and this calculation supports the stud rail design at column grid lines 2/D, which is SR1 on the schedule shown in detail 4/S401. We have determined that the shear design reported is conservative with the opening shown on this calculation. Although there is no opening planned at this location, "SR1" is structurally acceptable at grid lines 2/D, sheet S202B.

JA

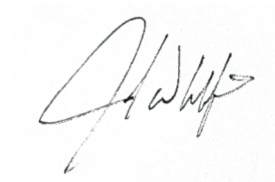
11. SBC 1704.2 - Complete and return the attached SDCI Statement of Structural Special Inspections, signed by the owner or engineer or architect acting as the owner's agent. The designated special inspection agency shall be WABO registered.

Note: SDCI will not accept the signature of the contractor on the statement

Response: The Statement of Structural Inspections will be returned with an inspection agency identified and the document signed by the owner.

Please let me know if you have any questions.

Thank you,



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Partner

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